

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 2, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
 Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
 Kennedy, Marzari, Rankin, Sweeney and
 Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Dean O'Driscoll of Christ Church Cathedral.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from Magee Secondary School, under the direction of their teacher, Mrs. Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
 SECONDED by Ald. Sweeney,

THAT the Minutes of the Special Council Meeting (Public Hearing) of November 20, 1975, together with the Minutes of the Regular Council Meeting of November 25, 1975, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
 SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Rezoning Application -
1855-95 West 10th Avenue

Council on November 25, 1975, deferred consideration of a Manager's report dated November 21, 1975, regarding a rezoning application for 1855-95 West 10th Avenue, pending the hearing of a delegation as requested.

Mr. P. McNaughton appeared before the Council this day speaking in support of the application to rezone the properties from RT-2 (Two-Family Dwelling District) to RM-3 (Multiple Dwelling District).

The Zoning Planner, with the aid of a map, described the zoning in the area and advised Council on what would be permitted under the present zoning.

cont'd....

Regular Council, December 2, 1975 2

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Rezoning Application - 1855-95
West 10th Avenue (continued)

MOVED by Ald. Cowie,

THAT the recommendation of the City Manager as contained in his report of November 21, 1975, be adopted, and therefore, the application to rezone be not approved.

- CARRIED UNANIMOUSLY

2. Flower Vending Kiosk -
Mr. W. Kostyk

City Council on November 25, 1975, deferred consideration of a City Manager's report dated November 21, 1975, regarding flower vending kiosks, pending the hearing of a delegation from Mr. Kostyk as requested.

Mr. Kostyk advised Council of his present financial status and requested exemption from the design standards for at least five of his kiosks until he could afford conversion to the City's design standards.

MOVED by Ald. Rankin,

THAT Mr. Kostyk be granted exemption from the City's kiosk design standards for a period of one year in respect of his kiosk located outside the Vancouver General Hospital.

- Carried

(Alderman Boyce opposed)

MOVED by Ald. Sweeney in amendment,

THAT the figure 'one' in Alderman Rankin's motion be struck, and the figure 'two' be inserted in lieu thereof.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and CARRIED.

CITY MANAGER'S AND OTHER REPORTS

Report of Client's Committee re Space
 Requirements of Vancouver Police
Department (November 27, 1975)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Renovations to Oakridge Sub-Station
- Cl. 2: Renovations to the Existing Public Safety Building, 312 Main Street
- Cl. 3: Annex Building at 312 Main Street
- Cl. 4: Communications Centre
- Cl. 5: Exterior Facade of 312 Main Street

Deputy Chief Stewart, who was present, and Mr. Harrison, the Architect of the project, answered questions put by members of Council in further explanation of the report.

The City Manager drew Council's attention to a resolution of the Committee contained on page 3 with reference to temporary accommodation which may be required during renovations, and advised that additional costs can be expected in this regard.

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Client's Committee re Space Requirements of Vancouver Police Department (November 27, 1975) (continued)

Clauses 1 to 4

MOVED by Ald. Bowers,
THAT the recommendations of the Client's Committee contained in Clauses 1 to 4 be approved.

- Carried Unanimously

MOVED by Ald. Kennedy in amendment,
THAT recommendation (d) contained in Clause 2 regarding a request for a status report of the City Firehall at Cordova and Gore Street, be deleted.

- LOST

(Aldermen Bird, Bowers, Boyce, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY

Exterior Facade of 312 Main Street (Clause 5)

MOVED by Ald. Rankin,
THAT the proposal of the Architects for external treatment of the Public Safety Building at an estimated cost of \$150,000, be not proceeded with.

- CARRIED

(Aldermen Cowie and Kennedy opposed)

MOVED by Ald. Cowie,
THAT external treatment to the Public Safety Building at the street level, as proposed by the Architects, be approved up to an amount of \$100,000, and the Client's Committee and the Director of Finance report with respect to the source of funds.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Police Department Renovations and Construction - Financing

The Council noted the following report of the City Manager dated December 1, 1975, regarding the financing of the Police Department renovations and construction:

"The Director of Finance reports as follows:

'The following report is submitted concurrently with the report of the Client's Committee Re: Space Requirements of Vancouver Police Department. The Client's Committee met on November 27th and recommended in part that the Director of Finance report on the financial aspects of their recommendation.

The following summary shows the estimated costs, as recommended by the Client's Committee and the funds available and source of additional funds required.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Police Department Renovations
and Construction - Financing
(continued)

FUNDING FOR SPACE REQUIREMENTS - POLICE DEPARTMENT

Estimated Costs

	<u>Est. Cost</u>	<u>Appropriated</u>	<u>Balance Required</u>
Oakridge	\$ 292,000	--	\$ 292,000
Communications Centre	466,000	\$425,000	41,000
Police Annex	3,127,000	--	3,127,000
312 Main (Renovations)	3,992,000	--	3,992,000
Estimated Total	\$7,877,000	\$425,000	\$7,452,000

Source of Funds

1971-1975 Five Year Plan Funds (From Revenue)			\$ 500,000
Sale of Courts Furniture & Equipment		\$223,746	
1975 Supplemental Capital		51,000	
		\$274,746	
Less: Appropriated for increase in Communications Centre	\$95,000		
Appropriated for consultants costs, etc. to date	40,746	135,746	139,000
Available in unappropriated funds for Police renovations			\$ 639,000
Add: Sale of Provincial Court House (222 Main)			6,000,000
			\$6,639,000
* Balance required in 1976 Capital Budget from revenue			813,000
			\$7,452,000

* Note: The 1976/81 Capital Program included:

\$500,000 - Police renovations (additional)	
250,000 - Oakridge expansion	
\$750,000	
813,000 - Required for Client's Committee recommendation	
\$ 63,000 - Increase in 1976 Capital Budget from revenue	

If City Council approves the recommendations of the Client's Committee then City Council should approve the following recommended source of funds:

1. That the source of funds estimated at \$292,000 for the addition at Oakridge be provided from the available balance of unappropriated funds.
2. That the increase in construction costs at the Communications Centre estimated at \$41,000 be provided from the available balance of unappropriated funds.
3. That the construction of the Police Annex and the renovations to the Police building at 312 Main Street estimated to cost \$7,119,000 (\$3,127,000 & \$3,992,000) be provided as follows:
 - (a) Balance of unappropriated funds
(subject to amounts approved in
#1 and #2 above)

\$ 306,000

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Police Department Renovations
and Construction - Financing
(continued)

(b) Funds from the sale of the Court House to the Provincial Government	6,000,000
*(c) 1976 Capital Budget from revenue	813,000
	<u>\$7,119,000</u>

* Any reduction or increase in costs by City Council would change the requirement.

The Director of Finance submits the foregoing report for the information of City Council and subject to any approval by City Council of the recommendation of the Client's Committee, recommends that the financing be approved as recommended above.'

The City Manager submits the foregoing report for the information of City Council and notes the recommendations of the Director of Finance on Source of Funds. "

MOVED by Ald. Volrich,

THAT recommendations 1 to 3 contained in the foregoing City Manager's report be approved, after amending recommendation 3(c) to read as follows:

"3(c) 1976 and/or 1977 Capital Budget from revenue \$813,000."

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

3. Seagate Manor

Council on November 25, 1975, deferred for consideration, a report of the City Manager dated November 21, 1975, regarding Seagate Manor. A subsequent report from the City Manager dated November 28, 1975, was noted as follows:

"The following report is received from the Director of Finance:

'Until such time as the review of capital funds indicates whether or not there is another potential source of funds, I recommend that Council approve the provision of \$255,265.06 from Revenue Surplus to reimburse Point Grey Road Acquisition capital funds for the cost of Seagate Manor. If a review of capital funds indicates a better source, I will so report to Council.'

Your City Manager RECOMMENDS the approval of the recommendation of the Director of Finance."

Commissioner Brown, Chairman of the Park Board, was present, addressed the Council and stated the Park Board's position with respect to Seagate Manor.

The Council also discussed other City-owned premises adjoining and in the area of Seagate Manor.

MOVED by Ald. Harcourt,

THAT, pursuant to the Park Board's request, the City-owned premises at 2823-25, 3225 and 3235 West Point Grey Road, with the exception of Seagate Manor, be turned over to the care, custody and management of the Park Board.

- CARRIED

(Aldermen Bird, Boyce, Rankin and Sweeney opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Seagate Manor
(continued)

MOVED by Ald. Volrich,

THAT the reports of the City Manager dated November 21st and 28th, 1975, be received and a further report be submitted by the City Manager, giving information on the operation costs of Seagate Manor and potential rentals.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,

THAT the portion of Council's resolution of November 18, 1975, wherein Council expressed its intent to use Seagate Manor for residential purposes for 15 years, be rescinded.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Harcourt, Kennedy, Marzari, Rankin,
Sweeney and Volrich opposed)

- - - - -

The Council recessed at approximately 4:00 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:20 p.m.

- - - - -

Meeting with the Hon. Barney Danson,
Minister of State for Urban Affairs

The Mayor advised that the Hon. B. Danson will be meeting with him at City Hall on Thursday, December 4, 1975, at 10:00 a.m. regarding the U.N. Conference, and therefore invited all members of Council to meet with the Minister.

4. Habitat Conference -
Police Costs

MOVED by Ald. Rankin,

THAT the motion respecting police costs for the Habitat Conference which was deferred at the last meeting of Council, be deferred a further week in view of the forthcoming meeting with the Hon. B. Danson.

- CARRIED UNANIMOUSLY

5. Heritage Designation -
Lord Strathcona School

MOVED by Ald. Bird,

THAT the matter of heritage designation of Lord Strathcona School be deferred until December 9, 1975, pending the hearing of a delegation from the School Board as requested.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Request for City to Sponsor
Luncheon for I.A.T.A. Convention

MOVED by Ald. Bowers,

THAT the request of CP Air for the City to host a luncheon during the International Air Transport Association's convention next year, be received, and therefore no action be taken.

- CARRIED UNANIMOUSLY

2. Neighbourhood Pub at
6069 West Boulevard

MOVED by Ald. Rankin,

THAT a representation to Council from Shaughnessy Apartments Limited, opposing a neighbourhood pub at 6069 West Boulevard, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Fire Boat

Under date of November 27, 1975, the Mayor submitted the following memorandum concerning a meeting to discuss the future of the Fire Boat:

"I have had a conversation with Mr. Fred Spoke, Port Manager, who indicates that he would be prepared to discuss the future of the fire boat with Council. It must be understood that this would not indicate any commitment by Mr. Spoke.

I recommend that Alderman Volrich and Alderman Bird form a committee of two to meet with Mr. Spoke to discuss the future of the fire boat."

The Mayor also recommended at this time that Commissioner Ryan be added to the Committee and the Committee be given power to add additional members as necessary.

MOVED by Ald. Harcourt,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

4. Provincial Government Grant

The Council noted the following letter from the Minister of Municipal Affairs dated November 24, 1975:

"At the recently concluded Session of the Legislative Assembly, the provincial government introduced a major new programme of revenue sharing with British Columbia's municipalities. This programme was embodied in the Natural Gas Revenue Sharing Act, whose single most important provision called for a provincial grant based on the relative operating costs of each municipality. It is my privilege to enclose with this letter a cheque in the amount of \$2,494,996.00 for the calculated resource grant to which your municipality is entitled.

The entire revenue sharing programme, including the calculated resource grant, was designed in consultation with the Union of British Columbia Municipalities. The grant based on operating costs is important not only because of size of the sums being distributed, but also because it takes into account the actual spending patterns of the province's municipalities. In this manner the calculated resource grant should help to reduce the financial burdens associated with size and growth.

The Natural Gas Revenue Sharing Act is a significant precedent in provincial-municipal relations. I am confident that its benefits will improve the quantity and quality of provincial financial assistance to local government."

MOVED by Ald. Bird,
THAT the foregoing letter from the Minister of Municipal Affairs, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
NOVEMBER 28, 1975

Works & Utility Matters
(November 28, 1975)

Closure of Portion of Lane South of
47th Avenue, East of Dunbar Street
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 28, 1975)

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Development Permit Application #67892 and #71318
3200 East 54th Avenue (Champlain Mall)
- Cl. 2: Strata Title Application - Conversion
1575 Beach Avenue
- Cl. 3: 756 West 13th Avenue - Fire Damage

The Council took action as follows:

Development Permit Application #67892
and #71318-3200 East 54th Avenue
(Champlain Mall) (Clause 1)

MOVED by Ald. Marzari,
THAT this Clause be deferred for one week pending further
report from the Director of Planning on the aspect of child
minding facilities in the project and the reaction of the Community
Care Facilities Group.

- CARRIED UNANIMOUSLY

Strata Title Application - Conversion
1575 Beach Avenue (Clause 2)

In considering this Clause, Mr. Trowbridge, on behalf of N.B.
Cook Corporation Limited, addressed the Council in support and in
explanation of the application.

Discussion ensued with respect to Council's original
intention and interpretation of the Strata Titles Policy and it
was suggested that clarification of the policy should be considered.

MOVED by Ald. Kennedy,
THAT this Clause be deferred for two weeks and, in the meantime,
the Director of Social Planning submit a further report in respect of
the attitude of the occupants of 1575 Beach Avenue.

- CARRIED

(Aldermen Bowers and Sweeney opposed)

756 West 13th Avenue -
Fire Damage (Clause 3)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, December 2, 1975 9

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Licenses & Claims Matters
(November 28, 1975)

Request for By-law Amendment
(Clause 1)

MOVED by Ald. Bird,

THAT this Clause be deferred pending the hearing of a delegation from John Taylor Associates, as requested.

- CARRIED

(Aldermen Boyce and Marzari opposed)

Finance Matters
(November 28, 1975)

Revision of the Water Works By-law
No. 4848, Fee Schedules "A" & "G"
(Clause 1)

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 28, 1975)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Staffing: Urban Design Panel
- Cl. 2: Leave of Absence Without Pay - Mr. R.E. Matthews and Mr. D.W. Fletcher
- Cl. 3: Salary - Police Physician

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Marzari,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 28, 1975)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Minaki Lodge - Lease Arrangements - 1138 Nelson
- Cl. 2: McLaren Electric Building, 2151 Burrard Street
Lease of portion (2,160 sq. ft.) of second floor
- Cl. 3: Acquisition of 5370 Elgin Street for Widening of
37th Avenue between Fraser and Inverness
- Cl. 4: License to Occupy for Parking Purposes to
Johnston Terminals Ltd.
- Cl. 5: Sale of Properties

The Council took action as follows:

Minaki Lodge - Lease Arrangements
1138 Nelson (Clause 1)

MOVED by Ald. Harcourt,

THAT this Clause be deferred pending the hearing of delegations from Mr. D. Angel and Mrs. V. Ferguson as requested.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(November 28, 1975) (cont'd)

Clauses 2 to 5

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in
Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

B. Grant to B.C. S.P.C.A.

The City Manager under date of November 28, 1975, submitted
the following report:

"On November 18, 1975, Council passed the following
resolution:

'THAT the City of Vancouver approve a grant to the
B.C. S.P.C.A. of up to \$45,000 for the development
of a low-cost spay and neuter clinic.'

The phrase '...of up to \$45,000' needs to be clarified so
that the monies can be paid.

Mr. Holmes of the B.C. S.P.C.A. stated in Council on
November 18, 1975, that he would consider a grant to
be satisfactory that would amount to 40% of the total
municipal contributions.

If this is the intent of the resolution, I would suggest
the resolution be amended to read as follows:

'THAT the City of Vancouver approve a grant to the
S.P.C.A. for the development of a low-cost spay
and neuter clinic; the grant to be 40% of the total
municipal grants made to the project, the amount
not to exceed \$45,000.'

The foregoing report of the City Manager is submitted to Council
for CONSIDERATION.

MOVED by Ald. Rankin,
THAT the resolution of Council of November 18, 1975, be
amended to read as follows:

"THAT the City of Vancouver approve a grant to the S.P.C.A.
for the development of a low-cost spay and neuter clinic;
the grant to be 40% of the total municipal grants made to
the project, the amount not to exceed \$45,000."

- CARRIED

(Alderman Boyce opposed)

- - - - -

At this point in the proceedings, Alderman Marzari left
the meeting.

- - - - -

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Staffing - Heritage Matters

The City Manager under date of November 24, 1975, submitted the following report of the Director of Planning:

"Council, on May 15, 1973, approved the following recommendations of the Board of Administration (Finance Matters):

- '1. THAT Mrs. Nancy Oliver and Mr. Jon Ellis be employed from June 1st to December 31st, 1973 at an estimated cost of \$13,200 with classification of the positions to be determined by the Director of Personnel Services.
2. THAT the Director of Planning and Civic Development report back on progress in September, 1973, with a view to determining whether the two persons would be extended for a further period of time.'

On December 11, 1973, Council approved the following recommendation of the Board of Administration (Finance Matters):

'Accordingly, it is RECOMMENDED that the two Planning Analyst positions be continued until December 31, 1975.'

A classification review was undertaken by the Personnel Services Department on the position held by Mrs. Oliver, Planning Analyst, and on April 15, 1974 the position was re-classified to a Planner 1.

The Planning Analyst positions held by Mr. Jon Ellis, was vacated when he was promoted to a Planner 1. This position was then filled by Mr. M. Klenke, who transferred from the Overall Planning Division of the Department.

The two staff members occupying these positions have worked in a support capacity for the Heritage Advisory Committee and in developing the Planning Department's recommendations on heritage matters. The work has involved the development and implementation of policies relating to preservation including comprehensive surveys to determine which buildings have heritage merit, economic studies covering the Gastown area, and the broader questions of the economics of preservation.

The program has achieved significant results since its inception in 1973. The staff assisted in preparation of signing and zoning regulations for the Gastown and Chinatown Historic Areas. Historic Area Annual Reports were completed for Gastown and Chinatown. Designation of 22 buildings has been implemented and a report has been completed on designation of a further 25 buildings. Considerable work has been done with the Heritage Advisory Committee towards development of procedures to ensure preservation and possible processes of compensation to property owners.

A review of work in connection with heritage matters for 1976, having regard to the aims of the Heritage Advisory Committee; directions given by the Standing Committee on Planning and Development; and the approach which is considered by the Director of Planning as appropriate for the coming year indicate changes from the procedures previously in operation are needed.

These changes are based on the need to include heritage aspects as a basic component of Area Planning programs and to bring to the program urban design skills from within the staff, which have not to date been readily available to the Heritage Advisory Committee.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)Staffing - Heritage Matters
(continued)

There is a need for staff with sensitivity and ability to recognize quickly potential heritage buildings and areas and to provide the necessary analysis of such areas graphically. Staff with such skills are available in the Department.

At the same time, there is a substantial amount of work under way and recommended for 1976, where the particular capabilities of the Planner I (Mrs. N. Oliver) could be used with advantage. This work is shown in the list attached as an appendix to this report with an estimate of time allowed to each. Some of this work requires an input by the Planning Analyst (Mr. M. Klenke). The total amount of his time required is estimated at approximately 35%. There is a need for advice on economic matters for the work of the Overall Planning Divisions, as indicated on the table, which would be provided by the remaining 65% of the Planning Analyst's time, if the position was extended for a further year.

The Chairman of the Heritage Advisory Committee has confirmed the Committee's need in 1976 for the kind of professional and administrative capability provided by Mrs. Oliver, while agreeing with the transition of the program through greater emphasis on urban design aspects and inclusion of heritage matters as essential components of area planning programs, mentioned earlier in this report. His view is therefore that Mrs. Oliver, supported by other Planning Department staff with urban design skills, as needed, can provide the service needed by the Committee.

Having regard to the need to minimize increases to the department's operating costs in 1976 two alternative recommendations are presented for consideration. The first alternative recommends that the position of Planner I (Temporary) presently occupied by Mrs. N. Oliver, be extended for a further year and that the position of Planning Analyst (Temporary), occupied by Mr. M. Klenke be not further extended. Financial and economic advice needed for the heritage work recommended for 1976 would have to be provided from other sources within the Department, although these would be limited, and to a greater extent than hitherto from the Finance Department.

The other Alternative is to extend the term of both positions (Planner I - Temporary) and (Planning Analyst - Temporary) for a further year. This would allow for needed economic input to the Overall Planning Division by the Planning Analyst for the time, as indicated on the table, when he would not be working on heritage matters.

In either alternative the situation would be reviewed in September 1976 for report in the light of experience up to that time.

FOR CONSIDERATION

The following alternative recommendations are put forward for consideration:

Alternative 1

That the position of Planner I (Temporary) presently occupied by Mrs. N. Oliver be extended for a further year, terminating December 31, 1976 and that the position of Planning Analyst (Temporary), occupied by Mr. M. Klenke be not extended.

Salary costs of 20,096 plus fringe benefits at 10% (2,009) for a total of 22,105 would show in the 1976 salary estimates.

cont'd....

Regular Council, December 2, 1975 13

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Staffing - Heritage Matters
(continued)

Alternative 2

That the position of Planner I (Temporary) presently occupied by Mrs. N. Oliver and Planning Analyst (Temporary) presently occupied by Mr. M. Klenke be extended for a further year, terminating December 31, 1976.

Salary costs for Mrs. Oliver of 20,096 plus fringe benefits at 10% (2,009) and for Mr. Klenke of 16,553 plus fringe benefits at 10% (1,655) totaling 40,313 would be included in the 1976 salary estimates."

The City Manager notes that since the Historic Building Program was initiated in 1973, the staff have become involved in regular Planning Department duties. With the exception of assistance to the Heritage Advisory Committee (15% of one person's time), the 1976 program is comprised of regular departmental duties.

In view of the foregoing, the City Manager RECOMMENDS that permanent staff of the Planning Department assume responsibility for the tasks outlined in the appendix, and that the two positions be terminated on December 31, 1975, in accordance with Council's resolution of December 11, 1973.

(Appendix on file in City Clerk's Office)

The Council also noted a memorandum from the Vancouver Heritage Advisory Committee expressing concern that at least one person from the Planning Department should be assigned on a permanent full-time basis as support staff for the Committee.

MOVED by Ald. Cowie,

THAT Alternative Recommendation 1 as contained in the foregoing City Manager's report be approved.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

D. U.N. Conference Habitat

The Council noted a report from the City Manager under date of November 28, 1975, with respect to expenditures and commitments relating to the City's involvement with the U.N. Conference Habitat.

MOVED by Ald. Rankin,

THAT the foregoing report of the City Manager be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

E. Staffing - Computer Services

The Council noted a report of the City Manager dated December 1, 1975, concerning staffing requirements in the Computer Services Division of the Finance Department.

The report contained the following recommendations of the Director of Finance and the Manager of Computer Services to which the City Manager concurred:

- (1) Addition of one Data Control Clerk position and one Clerk-Keypunch Operator I position to the Computer Services Division. The estimated annual cost based on the third step of current 1975 rates including fringe benefits at 10% would be \$23,136;
- (2) That, because of staff turnover, the required additional funds for the remainder of 1975 be provided from within the Computer Services budget - Account 7030/301 Salaries;

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Staffing - Computer Services
(continued)

- (3) That the Director of Personnel Services review and establish the classification of the above positions for report to and approval by the City Manager."

MOVED by Ald. Harcourt,
THAT the foregoing recommendations be approved.

- CARRIED UNANIMOUSLY

F. Murray Nurseries (2803 West 41st Avenue)
Crofton Manor (2893 West 41st Avenue)

The City Manager, under date of December 1, 1975, submitted for the information of Council, the following report of the Director of Planning:

"Aldermen Volrich and Sweeney requested in a memorandum dated November 27, 1975, that a brief status report be prepared for the next Council meeting. This request follows a meeting between the Aldermen and representatives of the MacKenzie Homeowners Group concerning the above-noted properties.

1. Murray Nurseries

The Public Hearing held on July 22, 1975 to consider an application whereby the E $\frac{1}{2}$ of Lots 6 and 7, Amended Lot 8; Block 9, D.L. 2027 (Appendix A) be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District. Council on this date approved the application with the CD-1 By-Law restricting the form of development as follows:

<u>USES</u>	Townhouses and customary accessory uses
<u>FLOOR SPACE RATIO</u>	Not to exceed 0.60
<u>SITE COVERAGE:</u>	Not to exceed 50%
<u>HEIGHT:</u>	Not to exceed 24 feet nor three storeys
<u>DWELLING UNITS</u>	
<u>PER ACRE:</u>	Not to exceed 19 units per acre

Council on July 29, 1975 resolved:

'That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning by-law until the necessary conditions are approved by Council and carried out by the applicant;

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Murray Nurseries and
Crofton Manor (Cont'd)

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

- (a) confirmation of financing sufficient to satisfy Council that the project will proceed,
- (b) the matter be reviewed by Council twelve months from the date of the public hearing.'

Council approved the conditions contained in the Manager's report dated September 19, 1975 as amended by Council on September 30, 1975, which is attached as Appendix B.

The CD-1 By-Law for the property has not been brought forward for enactment to Council as the owners have not complied with the following conditions:

- (a) confirmation of financing sufficient to satisfy Council that the project will proceed, and;
- (b) that the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future road widening.

A Development Permit Application (#72049) was received on November 12, 1975 for the above property and is presently being checked by the Zoning Division.

2. Crofton Manor

An application to amend the CD-1 By-Law No. 4674 by the use 'Personal Care for 46 units', was received from Mr. Esplen on behalf of Mr. Cook, the owner, on June 13, 1975. See Appendix C for the CD-1 By-Law No. 4674.

On October 7, 1975 Mr. Bibby of the B.C. Medical Centre, Mr. Morton and Mr. Donaldson met with Mr. H. W. Gray, Zoning Planner, regarding the Shaughnessy Hospital site development, displacement of the veterans now located at this site and that the Province has an option on the property and is undertaking a feasibility study.

A letter was received from Mr. Cook, owner of Crofton Manor, on October 8, 1975, requesting that the Planning Department hold in abeyance his application to amend the uses of the CD-1 By-Law until there has been a disposition of the option. Mr. Cook's application is now being held.

A subsequent meeting was held on November 12, 1975 between Mr. H. W. Gray, Mr. Bibby, Mr. Donaldson and Mr. Morton regarding the use of Crofton Manor as a personal care and hospital facility for the veterans who are displaced from the Shaughnessy Hospital site and possibly other areas in the City. It was pointed out by Mr. H. W. Gray that they could not use the rear yard for parking as there is residential immediately to the north. It was agreed that more details of the proposal would be required. In any event, the change in use of Crofton Manor would require an amendment to the CD-1 By-Law which involves a Public Hearing. They were encouraged to discuss the proposed change with the neighbourhood. No further information has been received since the meeting of November 12th nor has any formal application been filed to amend the Zoning By-Law.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Murray Nurseries and
Crofton Manor (Cont'd)

MOVED by Ald. Volrich

THAT the foregoing report be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Finance & Administration,
November 20, 1975

Briefing for Information Purposes on
Financial Matters in General (Clause 1)

MOVED by Ald. Volrich

THAT the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Housing and Environment,
November 20, 1975

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Demolition Controls
- Cl. 2: Low-Cost Spay and Neuter Clinic

The Council took action as follows:

Demolition Controls
(Clause 1)

MOVED by Ald. Kennedy

THAT consideration of this clause be deferred until after the Provincial election on December 11, 1975.

- CARRIED

(Alderman Rankin opposed)

Low-cost Spay and Neuter Clinic
(Clause 2)

MOVED by Ald. Harcourt

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee
on Finance & Administration,
November 20, 1975

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Establishment of Branch Library -
West Point Grey
- Cl. 2: Civic Cultural Grants - 1976
- Cl. 3: Anti-Inflation Program for Greater Vancouver
- Cl. 4: Council Package

The Council took action as follows:

Establishment of Branch Library -
West Point Grey. (Clause 1)

MOVED by Ald. Volrich

THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

Civic Cultural Grants - 1976
(Clause 2)

MOVED by Ald. Volrich

THAT the Committee's recommendations with respect to the cultural guidelines, as detailed in the above clause and set out below, be approved.

1. Cultural Grants are given only to Non-Profit Societies which, in the judgment of City Council, make a unique arts contribution to, or are of special significance to the City.
2. Cultural Grants are given to defray a portion of operating expenses for established cultural facilities or to help cultural organizations produce specific programs on a planned basis.
3. In order to apply for a Cultural Grant, an organization must be prepared to supply valid financial information. What the grant is for, and the period for which the grant is requested must be specified.
4. Except in exceptional circumstances, Cultural Grants will not be made available to cover past deficits in operating budgets or for capital improvements.
6. So long as a major Special Event grant is given on an annual basis to the B.C. Folk Arts Society for the purposes of Folkfest and other folk art activities, no Cultural Grants should be recommended for ethnic performing groups.
7. Applications for amateur and semi-professional organizations should be referred to the Community Arts Council for consideration and advice within the framework of civic guidelines and budget constraints. Their recommendations will be reviewed by the Social Planning Department's advisory group and included in the Cultural Grants recommendations report to the Standing Committee on Finance and Administration.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
November 20, 1975 (cont'd)

Civic Cultural Grants - 1976
(Clause 2) (cont'd)

8. Festival activities (neighbourhood and city-wide), civic celebrations and special projects will not be considered for Cultural Grants. Instead, applications for funds for such activities shall be referred to the Social Planning Department to be reviewed within the framework of a pre-determined "Special Events" budget and be co-ordinated with the Engineering and Police Departments.
9. Cultural Grants will be dealt with at budget time on a once a year basis.
- 11(b). In 1976, except for established and unique cultural facilities, such as the Artists' Gallery and Western Front, first time grant requests will necessarily fall into a low priority category.
- 11(c). Funding for professional organizations of superior artistic merit, whose civic grant in 1975 was less than \$2,000, may receive grants of up to \$2,000, regardless of the percentage increase over 1975. The intent here is to adjust for inequities which may have occurred in the past.
- 11(d). In 1976, for all other applicants, no grant may exceed an 8% increase over the 1975 level. Some grants may remain at the 1975 level and some may be reduced or phased out.
- 11(f). The Centennial Museum and the Vancouver Art Gallery will be dealt with separately by the Standing Committee on Finance and Administration on a previously established basis.
12. All organizations which received grants from the City in 1975, are to be contacted immediately and given the opportunity to obtain applications, together with copies of these guidelines, from the Social Planning Department.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the following guideline, as amended, be approved:

"11(a). In 1976, the total of Cultural Grant recommendations may not exceed an increase of 8% over the 1975 total (or approximately \$25,000, excluding the Centennial Museum and the Vancouver Art Gallery), and those organizations who receive a grant in lieu of rental of the civic-owned theatres."

- CARRIED

(Aldermen Kennedy and Volrich opposed)

(Underlining denotes amendment)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration,
November 20, 1975. (Cont'd)

Civic Cultural Grants - 1976
(Clause 2) (Cont'd)

MOVED by Ald. Volrich

(a) THAT guideline No. 5, reading as follows, be deleted.

5. Conversely, organizations will not be penalized for surpluses in the given year, providing that such surpluses are placed in reserve to defray costs for capital improvements or to cover future deficits.

(b) THAT guidelines Nos. 10 and 11(e), as set out below, be deferred for further consideration and discussion with the Director of Social Planning.

10. Special Events will be dealt with on a semi-annual basis. The budget for Special Events should include some discretionary funds for the purpose of initiating, planning and co-ordinating City-sponsored Special Events.

11(e) The projected Special Events budget should be a minimum of \$60,000, and include a \$10,000 discretionary fund.

- CARRIED UNANIMOUSLY

Anti-Inflation Program for
Greater Vancouver
(Clause 3)

MOVED by Ald. Volrich

THAT recommendation B(1) of the Committee with respect to the following anti-inflation program, as set out below and amended this day, be approved.

1. That, as a general policy, no further increases in staff including Police and Fire, be permitted for the fiscal year 1976, effective immediately.

The following policies will also apply:

- a) Exceptions to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;
- b) Present temporary positions should be phased out as soon as possible;
- c) The number of seasonal or temporary positions filled by any department or body shall not exceed the number of positions filled in 1975.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration,
November 20, 1975. (Cont'd)

Anti-Inflation Program for
Greater Vancouver
(Clause 3) (Cont'd)

MOVED by Ald. Boyce

THAT recommendation B(2) of the Committee, reading as follows,
be approved.

2. That no increases in pay be given members of Council in 1976, including the Mayor.

- CARRIED

(Aldermen Bowers, Cowie, Kennedy and Sweeney opposed)

MOVED by Ald. Volrich

THAT the remainder of the Committee's recommendations, as set out below, be approved.

3. That it be made clear at this time, as a matter of policy, that all labour contracts not yet entered into for the year 1976 are to be considered as falling within the Federal guidelines. This will include Police and Fire Department contracts.
6. That all departments and other civic bodies be requested to immediately implement ways and means by which the productivity of departments can be further improved. A specific report is requested in each appropriate case within two months' time. In many situations this will depend on the extent of the extra duties that City Council imposes on our staff. The Council, therefore, can assist in the matter by following some restraint in the number of reports or unnecessary exercises it requests of our staff people
7. That all departments and civic bodies be requested to immediately implement ways and means by which the purchase of equipment and materials can be reduced or deferred without impairment to efficient operation.
8. That all departments and other civic bodies be requested to report within one month's time on all programs within their jurisdiction which can be deferred without impairment to the basic level of services provided.
9. That the City Manager report back to the Committee as to the extent by which the City's financial involvement in the support of the Museum may be reduced.

FURTHER THAT all departments and civic boards be advised that in preparation of their 1976 estimates, the reductions intended by recommendations 7 and 8 be taken into account.

- CARRIED UNANIMOUSLY

No action was taken to approve recommendations 4 and 5 of the Committee.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration,
November 20, 1975. (Cont'd)

Council Package
(Clause 4)

MOVED by Ald. Volrich

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Sweeney

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping-up and
Conveyance of lane to abutting
Owner (Alma Street & 7th Avenue)

MOVED by Ald. Boyce

SECONDED by Ald. Volrich

THAT WHEREAS

1. The City of Vancouver is the Owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. An application has been received to purchase the 12 foot lane east of Alma Street between 7th Avenue and the lane south of 7th Avenue.
3. The said 12 foot lane includes all the lane dedicated by the deposit of Plan 5188 and is surplus to the City's highway requirements.

THEREFORE BE IT RESOLVED that all the lane dedicated by the deposit of Plan 5188 be closed, stopped up and conveyed to the abutting owner of Lots A, B and C; and

BE IT FURTHER RESOLVED THAT the said closed lane and the abutting said lots be consolidated to form one parcel in a manner satisfactory to the approving officer.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

- B. Expropriation of property
(North half of Lot A, South
of Lot 2, Block 41, D.L.200A)

MOVED by Ald. Harcourt

SECONDED by Ald. Volrich

THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land more particularly described as the North half of Lot A, South of Lot 2, Block 41, District Lot 200A, Plan 197, in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 190 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments hereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Cowie submitted the following Notice of Motion, which was recognized by the Chair:

Enforcement of Sign By-law No. 4810

MOVED by Ald. Cowie

THAT WHEREAS during City, Provincial and Federal election campaigns, it has become a practice to place political lawn signs in residential areas advertising various party candidates;

AND WHEREAS many of these lawn signs are large in size and visually polluting the residential environment (lawn signs during the current Provincial election appear much larger and more numerous than in past elections -- some are as large as 4' x 8' on quiet residential side streets);

AND WHEREAS By-law No. 4810 (Sign By-law) Schedule A, Clause 9 states:

"Temporary signs related to political campaigns or civic non-commercial health, safety or welfare campaigns, provided the signs are removed within two weeks after the conclusion of the campaign. Such signs shall be free standing having a maximum size of 6 square feet and subject to prior approval from the Administrator (Director of Permits & Licenses)."

NOTICE OF MOTION (Cont'd)Enforcement of Sign By-law No. 4810 (Cont'd)

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses be instructed to enforce the above quoted section of the Sign By-law;

FURTHER THAT the City Engineer be instructed to immediately remove all non-conforming signs.

It was agreed to defer consideration of this motion until Alderman Cowie's return from vacation.

The Council adjourned at 5.50 p.m.

The foregoing are Minutes of the Regular Council Meeting of December 2, 1975, adopted on December 9, 1975.

A. Phillips
MAYOR

R. V. Little
CITY CLERK

Manager's Report, November 28, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of portion of Lane South of 47th Ave., East of Dunbar Street, Adjacent to the E $\frac{1}{2}$ Lot 1, Block 1, D.L. 314, Plan 2788.

The City Engineer reports as follows:

"The north 10 feet of E $\frac{1}{2}$ Lot 1 was established for lane when an east-west lane was planned for this block. These plans have been abandoned and this portion of lane is now surplus to our highway requirements. The owner of the E $\frac{1}{2}$ of Lot 1, has made application to purchase this portion of lane and add it to his property.

I RECOMMEND that the north 10 feet of the E $\frac{1}{2}$ of Lot 1, Block 1, D.L. 314 be closed, stopped up, and conveyed to the owner of the balance of the E $\frac{1}{2}$ of Lot 1, subject to the following conditions:

- a) The applicant to pay the nominal sum of \$100.00 inclusive of all costs in accordance with the recommendation of the Supervisor of Property and Insurance.
- b) The closed portion of lane to be consolidated with the balance of the E $\frac{1}{2}$ Lot 1.
- c) The applicant to grant the City a 10 foot Public Utilities easement over the north 10 feet of the consolidated parcel.
- d) Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 517

MANAGER'S REPORT, November 28, 1975 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application Nos. 67892 and 71318
3200 East 54th Avenue (Champlain Mall)

The Director of Planning reports as follows:

" Gerard Wagner, Architect, on behalf of Hudson's Bay Company, has filed two separate development permit applications:

DPA #67892 - for the use of a 7848 sq. ft. portion of the basement of the existing building for offices and child-minding service

DPA #71318 - for the construction of a 2800 sq. ft. addition to the food retail store, located in the south-westerly portion of the building.

Location: Southeast corner of 54th Avenue and Kerr Street (Champlain Mall Shopping Centre).

History: On April 20th, 1971, City Council passed By-law No. 4550, permitting the rezoning of the site to CD-1, with the uses of the building restricted as follows:

"The following commercial establishment, catering to the daily and occasional shopping needs of residents of several neighbourhoods, or a "District" of the City, shall be permitted:

- (a) Retail establishments, including large super markets, apparel, shoe, appliance stores, large variety stores and other similar convenience and shopping goods uses.
- (b) Service establishments including barber or beauty shops, health spa, cleaning and dyeing shops, (collection and delivery only), launderette, or coin-operated dry-cleaning, restaurants (excluding drive-ins), shoe repair, tailor or dress-making, optical, watch or electrical appliance repair shops or other similar service type uses.
- (c) Gasoline service station.
- (d) Offices serving the southeast sector "District" of the City only.
- (e) Public assembly or entertainment uses, including billiard and pool hall, bowling alley, auditorium or theatre or other similar assembly or entertainment type uses. "

The floor space ratio was limited by resolution of City Council to 0.25. The basement area in question was not included in the floor space ratio.

Vehicular parking was to be provided to a standard not less than 6.5 spaces per 1,000 sq. ft. of "gross leasable area" (1015 spaces), of which 1.2 spaces per 1,000 sq. ft. of "gross leasable area" were to be reserved and designated for employee parking at all times.

The development now proposed would meet the By-law requirements with the exception of floor space ratio.

Continued on Page 2. . .

Clause No. 1 Continued

Present situation: City Council later on August 1, 1972, approved a recommendation from the Planning Department that 958 parking spaces be accepted. The 958 spaces being larger than the minimum requirements.

The floor space ratio with the additional area now proposed would be 0.267 or approximately 10,600 sq. ft. (6%) over the maximum permitted 0.25 as previously approved by Resolution of Council. The additional floor area with the exception of the 2800 sq. ft. addition to the food store would be within the basement of the existing building and would not increase the building bulk.

The applications were considered by the Director of Planning on October 6th, 1975, who recommends that the applications be approved, thereby permitting the use of a portion of the basement of the existing building as medical/dental offices and small offices, all catering to the needs of the local District only, and an ancillary child-minding service and furthermore, the construction of an addition to the existing food retail store, subject to the provision of the required off-street parking facilities, and subject to City Council's approval to permit a floor space ratio of 0.267 in lieu of 0.25, on report from the Director of Planning. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Strata Title Application - Conversion
1575 Beach Avenue

The Director of Planning reports as follows:

"An application has been received from NEIL B. COOK, president of N.B. COOK CORPORATION LTD., for the approval of City Council to convert his 14 storey with basement, 40 suite apartment building, at the above address, to Strata Title ownership.

N.B. See Appendix "A" for site plan

The applicant has submitted the following information:

1. Prospectus
2. Management Contract
3. Declaration from a representative of A.E. LePAGE WESTERN LTD., agents for the owner, concerning the posting of notices to tenants of the proposed conversion from rental accommodation to Strata Lots.
4. Declaration from N.B. COOK (owner), pertaining to:
 - (a) the declaration and notices to tenants by A.E. LePAGE WESTERN LTD., referred to in item #3 above;
 - (b) undertaking to grant any tenant a lease to April 30, 1978 or a monthly lease to the same date;
 - (c) 37 letters from 40 of the present tenants indicating approval and endorsement of owner's proposal to convert the building from rental accommodation to Strata Title ownership - being 92.5% of the present tenants. It is estimated that 17 tenants wish to purchase equity in the building and 20 wish to remain as tenants.
5. Declaration from JOHN H. READ, Professional Engineer, attesting to the state of the building as being 'excellent'.

MANAGER'S REPORT, November 28, 1975 (BUILDING - 3)

Clause No. 2 Continued

"N.B. Copy of Prospectus available for inspection at the City Clerk's Office

Further to the condition of the building, the City Building Inspector reports as follows:

"Following an inspection, the building appears to comply substantially with all relevant City By-Laws."

Therefore, since 92.5% of the present tenants endorse this application, the Director of Planning with the concurrence of the Director of Permits and Licences RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership and the Approving Officer is hereby authorised to issue the required Certificate of Approval. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. 756 West 13th Avenue - Fire Damage

Dolores Penner and Patricia M. McTuerney have written about a dispute between the Vancouver General Hospital and Mr. D. Banks. The hospital owns the building at 756 West 13th Avenue and Mr. Banks is a tenant. Mr. Banks in turn operates the building as a lodging house, some tenants being senior citizens. In March 1975 the building was damaged by fire. The complainants say that the City Inspectors have inspected and approved the wiring and gas lines and have "recommended" that the building should be repaired. They say that the V.G.H. Board is pressing for demolition of the building and they consider this action by V.G.H. to be irresponsible.

The City Building Inspector reports as follows:

"We have inspected this house and have required the repair or replacement of all damaged wiring and gas lines. Because the Vancouver General Hospital by letters of May 15th and July 15th declared their intention to demolish the building we have not formally required the repair of the roof. Temporary weather protection is provided by tarpaulins and plastic sheets. "

The Hospital authorities advise that they acquired the property for expansion purposes but because of changed planning the expansion will now not take place. They wish to dispose of the property and do not feel that the building warrants the expenditure required to repair it in compliance with the Bylaw. I have advised the Finance Department of the Hospital about the new amendment to the Bylaw with respect to demolitions. They are referring the matter to their Board.

At the present time the house is occupied by Mr. Banks and one tenant.

It is recommended that action in this matter be deferred until the Vancouver General Hospital reconsiders the matter."

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

MANAGER'S REPORT, November 28, 1975 (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Request for By-law Amendment

The Director of Permits and Licenses reports that:

"A letter has been received from John Taylor Associates, Solicitors for Krak-A-Joke Ltd., 855 Granville Street, requesting that Section 17(1) of License Bylaw 4450 be rescinded. Section 17(1) states:

'No person who owns or keeps for hire or profit any instrument or mechanical device for recreation or amusement, or any shooting gallery, shall permit any such instrument or device to be operated, or any customer, person or onlooker to remain in such shooting gallery or any place where such an instrument or device as aforesaid is operated, between the hours of twelve o'clock midnight and the hour of six o'clock in the following morning; and no such person shall permit any person under the age of eighteen years to enter or remain at any time in any room in which any such instrument or device is kept.'

John Taylor Associates make the following points in their letter:

a) That business premises such as Woodward's and the Bay operate amusement devices in violation of the Bylaw.

Comment Business establishments such as these are not considered to be Arcades for their principle function is not the keeping of mechanical recreation and amusement devices for hire. Also, this type of store is not in business to cater to people wishing to use these devices and therefore the environment is not similar to an Arcade. It has been the Department's policy, for many years, that a business is not classified as an Arcade under Section 17(1) unless there are 4 or more devices on the premises.

b) The Pacific National Exhibition operate similar devices without restricting juvenile access.

Comment Section 17(1) also apply to the Arcades on the P.N.E. grounds as part of the Amusement Park and the Exhibition. They are not open full time or year round, however, and the staff of the P.N.E. police the operation well.

c) That juveniles are not restricted from access to pool halls.

Comment This was a previous restriction which was removed from the License Bylaw in 1971. This should perhaps be re-evaluated with the view to reinstating the restriction.

d) That amusement devices do not have a detrimental effect on the character of juveniles and does not increase absenteeism from schools.

Clause No. 1 Continued

Comment The operation of the device, as such, may have little effect on juveniles, but some of the Arcades are situated in areas where other customers could have a detrimental effect on them. We have received complaints in the past where juveniles have been found in Arcades when they should have been at school.

The opinion of the Police Department on the John Taylor request is as follows:

'The following are reasons why the Vancouver Police feel that the above mentioned bylaw should not be changed.

Various members of the police department have expressed concern that if this bylaw is rescinded, we will in effect be inviting youths to frequent arcades and will be giving their attendance a stamp of approval. We feel there are enough attractions already which give youths reasons to frequent the downtown area and we certainly have enough youth already frequenting the area.

It is felt that parents would support the retention of this bylaw. They allow their children to come into the central business district for legitimate purposes, (theatres, shopping, etc.) they would certainly not allow or consent to time and pocket money being spent in arcades.

Further, many of these arcades are featuring hard-core pornographic movies which are shown in small booths in the same room as the various machines are located. We do not feel we should allow the morals of our youth to be corrupted by allowing them free access to such displays. The British Columbia Director of Film Classification also feels the same way as he often restricts movies that are in general circulation to persons eighteen years of age or over.

Our prime concern however, is not the playing of pin-ball machines or the "watching" of "skin flicks" (or movies) but the kinds of influences that are present in various arcades. Police and Social Workers who work in the area, if required, will confirm that youths who frequent the downtown area get involved in or are exposed to various nefarious activities and that young adults who frequent the arcades do exploit, in many ways, the juveniles who enter these establishments.

The forementioned are areas of concern which the Vancouver Police have and in view of these, the Vancouver Police would recommend that this bylaw not be changed. Perhaps we could look at re-instating a bylaw relating to young people in pool halls as the same argument could apply in that situation.'

The Director of Permits and Licenses RECOMMENDS that no action be taken on the request of John Taylor Associates to rescind Section 17(1) of the License Bylaw."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses be adopted.

FINANCE MATTERS

A-7

RECOMMENDATION

1. Revision of the Water Works By-law No. 4848, Fee Schedules "A" & "G".

The City Engineer reports as follows:

"Due to increased material, labour and equipment costs, the cost of installing water service pipes and water meters is now greater than the revenue obtained from the fees levied under the Water Works By-law. The present fees came into effect on January 29th, 1975. A recommended new fee structure is shown in the following table. This fee structure is to cover cost for a one year period, January 1st - December 31, 1976.

SCHEDULE 'A': Service Pipe or/connection fee

<u>Service Pipe Size</u>	<u>Present Fee</u>	<u>Proposed Fee</u>
3/4"	\$320.00	\$475.00
1"	\$420.00	\$500.00
1½"	\$600.00	\$630.00
2"	\$750.00	\$815.00
3"	\$1,150.00	'at cost'
4"	\$1,150.00	'at cost'
6"	\$1,450.00	'at cost'
8"	'at cost', minimum \$1,800.00	'at cost'
12"	'at cost', minimum \$1,800.00	'at cost'

SCHEDULE 'G': Fees for Installation of Water Meters

<u>Size of Standard Meter</u>	<u>Present Fee</u>		<u>Proposed Fee</u>	
	<u>Meter on City Property</u>	<u>Meter on Private Property</u>	<u>Meter on City Property</u>	<u>Meter on Private Property</u>
5/8"	\$110.00	\$40.00	\$160.00	\$60.00
3/4"	\$110.00	\$40.00	\$160.00	\$60.00
1"	\$110.00	\$50.00	\$160.00	\$60.00
1½"	\$135.00	\$60.00	\$180.00	\$70.00
2"	\$145.00	\$70.00	\$190.00	\$80.00
3"	\$1,100.00	\$110.00	\$1,200.00	\$120.00
4"	\$1,240.00	\$140.00	\$1,300.00	\$150.00
6"	\$1,440.00	\$200.00	\$1,500.00	\$200.00
8"	'at cost'		'at cost'	
	\$1,440.00 minimum	\$250.00	\$1,500.00 minimum	\$250.00
10"	'at cost'		'at cost'	
	\$1,440.00 minimum	\$300.00	\$1,500.00 minimum	\$300.00

Size of Fireline (Low Headloss) Meter

4"	\$1,520.00	\$250.00	\$1,520.00	\$250.00
6"	\$2,100.00	\$300.00	\$2,100.00	\$300.00
8"	'at cost'		'at cost'	
	\$2,100.00 minimum	\$350.00	\$2,100.00 minimum	\$350.00
10"	'at cost'		'at cost'	
	\$2,100.00 minimum	\$400.00	\$2,100.00 minimum	\$400.00

The change to an 'at cost' fee for 3,4,6,8 and 12-inch service pipes is recommended because of the wide variance in the cost of installation. For example, the 1975 cost to October, for 4-inch service installations varied from \$551 to \$3,157. This variation in cost resulted from various length of services and from the variation in working conditions (traffic, other utilities) found in downtown where most of the larger services

use No. 1 Continued.

now installed. The increase in the number of fire lines started in late

With little more than one year of history on which to base a 'flat fee, there is a high risk that any 'flat rate' fee set now will vary significantly from the average 1976 cost. The 'at cost' method will protect against a possible large discrepancy between installation cost and fees collected. A return to a 'flat rate' fee is not recommended until the current demand for fire lines to existing buildings in the downtown area substantially recedes, or until a sufficient history of costs is accumulated on which to base a 'flat rate' fee.

The average cost of 3/4-inch services in the past has been kept low because of the practice of installing services prior to application by the customer. To avoid cost, in new subdivisions the City installed 3/4-inch services prior to application to avoid road repairs. Few prior to application installed services exist. With only high density developments now planned for Champlain Heights E and F, no additional "low cost" services can be anticipated. The increase in the 3/4-inch service fee by more than the average increase reflects the loss of benefit derived in the past from the prior to application installed services.

The City Engineer RECOMMENDS that:

the proposed Fee Schedules 'A' and 'G' be approved.
the Director of Legal Services be instructed to prepare the necessary amendments to the Water Works By-law.
the effective date of the new fee schedules be January 1st, 1976.

The Director of Finance concurs in the proposed fee changes."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 578

PERSONNEL MATTERS

RECOMMENDATION

Staffing: Urban Design Panel

Director of Planning reports as follows:

Council, on September 18, 1973, approved recommendations of the Board of Administration (Building and Planning Matters) dated September 7, 1973 regarding design procedures in relation to beautification and their staff requirements.

The Board's report noted that staff at that time in the Beautification Section of the Civic Development Division consisted of the following:

Permanent Staff: One Planner II
One Planner I
One Planning Assistant III

Temporary Staff: One Planner I (source of funds being the salary for the then vacant Director of Planning position)

Included in the recommendations approved by Council was the following:

'THAT the temporary Planner I position be confirmed as permanent and one additional position (maximum Planner I be established subject to availability of applicants) to terminate on December 31, 1975. (The classifications are recommended by the Director of Personnel Services and concurred in by the Business Manager of the V.M.R.E.U.)'

The temporary position, which is classified as Planner I, is presently occupied by Mr. P. Mees, who was appointed following Council's approval of the recommendation. An increasing amount of this employee's time, as indicated below, has been devoted to his role of secretary to the Urban Design Panel.

The Board's report was supplemented by an Appendix showing the number of man-days demand per project, both actual and estimated, including the various beautification projects then under way and the demands of the Design Panel and Technical Planning Board. The indicated demands for Design Panel and Technical Planning Board for the period June to December, 1973 was an average of ten man-days per month.

Subsequently, the Technical Planning Board was abolished and the Urban Design Panel underwent a number of changes. One of the more significant of these changes was that the Chairman is now elected from the membership, in place of the former arrangement under which the Director of Planning was the Chairman.

Development permits requiring the attention of the Design Panel still need the same degree of checking as when the Technical Planning Board was in existence. Now that the Chairman of the Design Panel is not the Director of Planning, the demands of the supporting role of the Planner I have increased, as the Chairman has not the former ready access to staff to assist him.

The volume of development permit applications dealt with by the Urban Design Panel has increased from 146 in 1973 to 174 in 1974 and 193 in the period January 1 to October 31, 1975. About 50% of the 1975 applications have required some form of follow-up action by the Planner.

The changes in demand on the services of the Planner I, together with the increase in the number of items dealt with by the Design Panel, have resulted in approximately 70% of his time in 1975 being devoted to Design Panel work, compared with approximately 50% in 1973.

Manager's Report, November 28, 1975.....(PERSONNEL - 2)

Case #1 (Cont'd)

The work for the Panel includes selection of items to be considered, site inspections, preparing meeting agendas, presentation of items to the Panel involving evaluation of architectural aspects and information on surrounding developments, minutes and reports of Panel's actions, advice to the Director of Planning, and follow-up on decisions of the Panel, including consultation with architects for applicants. This work has required a high degree of professional expertise and as noted above, has taken up approximately 70% of the incumbent's time in 1975. The remaining time has been occupied on design advisory service for the Area Planning and Special Services Divisions and the Housing Planner, and representing the views of the Design Panel on a Committee on Compact Housing.

It is the view of the Chairman of the Urban Design Panel, as expressed in his letter of October 27, 1975 (copy attached) and concurred in by the Director of Planning that this position should be made permanent, particularly in view of its importance to the work of the Panel.

Salary costs of \$22,212 plus fringe benefits at 10% (\$2,212) for a total of \$24,424 will show in the 1976 salary estimates.

It is RECOMMENDED that the position of Planner I, presently occupied by Mr. P. Mees, be made permanent."

City Manager RECOMMENDS that the report of the Director of Planning be approved.

Leave of Absence Without Pay - Mr. R.E. Matthews
and Mr. D.W. Fletcher

Director of Personnel Services reports as follows:

Letters have been received from C.U.P.E. Local 1004 (Vancouver Civic Employees' Union) requesting leave of absence without pay for Mr. R. E. Matthews (Park Board) and Mr. D.W. Fletcher (Engineering Department) from November 20, 1975 to November 31, 1975 for the purpose of performing their duties as Officers of the Union. These requests have been granted in accordance with Clause 11(g) of the Collective Agreements.

The Union has also asked that Messrs. Matthews and Fletcher continue to be given protection of the Travelers Accident and Sickness Policy during this period, the Union paying the full premium cost. This arrangement would be identical to that which has been approved for other Union officials on leave of absence over the past few years. The Law Department advises that it will be necessary to add a rider to the Travelers Policy to formalize the extension of coverage.

Therefore, RECOMMEND that Council authorize the Mayor and City Clerk to execute the necessary rider to the Travelers Policy when it is received, and affix the seal of the City thereto."

City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

Salary-Police Physician

Director of Personnel Services reports as follows:

At its meeting of November 13, 1975, the Vancouver Police Board passed the following resolution:

The Director of Personnel Services submitted a report on the position of Police Physician in which he recommended that the salary be increased

Manager's Report, November 28, 1975.....(PERSONNEL - 3)

Clause #3 (Cont'd)

from \$700 to \$1,960 per month based on \$90.00 per half day for five days per week and for being on call in the evenings. He further recommended that the salary of relief Police Physician be increased from \$260.00 to \$780.00 per month based on \$90.00 per half day for two days per week and for being on call in the evenings.

Moved:

That the recommendations of the Director of Personnel Services that the salary of the Police Physician be increased from \$700 per month to \$1960 per month and the salary of relief Police Physician be increased from \$260 per month to \$780 per month both based on a rate of \$90.00 per half day and for being on call in the evenings, be approved; and

Further that City Council be requested to consider providing the funds required (\$13,800) to pay Dr. Croft the new rate from April 1st, 1975, to the date of his resignation, November 6, 1975; it being understood that other doctors employed by the City on a part time basis received the \$90.00 per half day rate effective April 1, 1975."

The rates of \$700 per month for the Police Physician and \$260 per month for relief were approved by Council on July 4, 1967 and have not been reviewed since that time. Over the past eight years, advances in professional salaries have been considerable, and this is particularly true of medical staff who are hired on a part-time basis. While the recommended increase from \$700 to \$1960 per month for the Police Physician and from \$260 to \$780 per month for the relief Police Physician, may appear to be extreme, the effect is simply to bring the Police salaries into line with the sessional rates currently paid to part-time Medical Health Officers engaged by the City Health Department. These latter rates have in turn been established at the same levels as those set by the Provincial Government for comparable work in order that the City can be competitive in recruiting.

On the question of retroactivity for Dr. Croft, the Police Board is correct in their statement that "other doctors employed by the City on a part-time basis received the \$90.00 per half day rate effective April 1, 1975". However, Council should be aware of the following points:

- (a) The rate paid to the Police Physician has been less than the City's sessional rates for Doctors for a number of years.
- (b) The request for a review was initiated not by Dr. Croft himself, but by Police Department officials, early in November, due to his pending resignation.
- (c) To grant the request for retroactivity to April 1, 1975 would be contrary to the City's Personnel Regulations. Regulation 195-1(e) states in part: "Retroactive payment will be made from the first pay period following receipt of the request".

In summary, I RECOMMEND that:

- (a) Council approve the recommended salary increase for Police Physician to \$1960 per month and for relief Police Physician to \$780 per month, both effective November 13, 1975.
- (b) The request for retroactive payment to April 1, 1975 for Dr. Croft be refused."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5/8

Manager's Report, November 28, 1975..... (PROPERTIES - 1)

PROPERTY MATTERS

CONSIDERATION AND RECOMMENDATION

1. Minaki Lodge - Lease arrangements
1138 Nelson St., Lot 5, Block 22, D.L. 185

The Acting Supervisor of Property and Insurance reports as follows:-

"City Council recognizing the special problems regarding relocation of the remaining 25 tenants in Minaki Lodge passed the following motion on September 16, 1975.

'That subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975, with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere.'

Subsequently, School and Park Board representatives indicated their approval of this arrangement.

Later, on September 23, 1975, City Council resolved that the lease to Loomis Holdings be reviewed in two years from September 23, 1975.

After Council's decisions, several meetings have been held between Directors of Minaki Lodge and staff of the Property and Insurance Office and written proposals have been submitted by the Directors, copies of which are attached to this report. As a result of these meetings, the following pertinent items are submitted for Council's consideration.

- (i) In order to find alternate facilities for board and room residence and prepare an orderly move to a new location, the Directors of Minaki Lodge are requesting the two year lease be effective from January 1, 1976, and have an option to renew for a further one year period. At the end of the lease period, with one year renewal, Loomis Holdings covenant and agree to give vacant possession of the building to the City and to pay their own moving costs. The School Board have indicated that this arrangement is satisfactory to them.
- (ii) At present the administrative staff of the lodge are housed in 1144 Nelson Street, (E½ of Lot 6, Block 22, D.L. 185), which is immediately adjacent on the West side. This house is connected with the lodge by a buzzer system which enables management to be available for emergencies at any time. This site however, is required for location of the new school and demolition was proposed to proceed after October 31, 1975. (This action is now being held up pending Council action on demolitions which was deferred November 4, 1975.)

1130 Nelson Street (Lot 4, Block 22, D.L. 185), lying to the East of Minaki Lodge is not required at this time for school construction and the two existing tenants have been given notice to vacate by October 31, 1975.

The Directors of Minaki Lodge have now requested a lease of this dwelling for 3 years so that proper supervision of the lodge can be continued. The School Board agree to this arrangement.

- (iii) With regard to rental payments under a new lease, the Directors of Minaki Lodge have requested that the rental remain the same (\$1,000.00 per month). In support they have presented an estimated revenue and expense statement for the Fiscal Year ending June 30, 1976. In addition, they have also supplied financial statements for the years 1974 and 1975. In analyzing these statements, it is evident that wages and purchases account for the largest proportion of the gross income (71%) and as a result profit is small and there has been no reasonable return to

Clause #2 (Cont'd)

Loomis Holdings Ltd. The Directors of Minaki Lodge also have suggested that in the third year of the lease they plan to gradually reduce the number of tenants and request that monthly payments to the City be on a sliding scale. This reduced rental to be based monthly on the percentage of full occupancy (44).

(iv) Further requests from Loomis Holdings Ltd. are as follows:

- City to take care of items of deferred maintenance. It is estimated that these items will cost \$43,000.00, of this amount \$20,000.00 is a direct City responsibility to conform to City By-laws.

It is noted that the Board of Parks and Public Recreation in 1969 requested that the remaining structures in Block 22 be demolished in order that Park development might proceed. City Council at that time resolved that the building should remain for another year and by reason of further extensions and except for vital repairs, deferred maintenance has been accumulating for 6 years.

- City Council to reimburse them in the amount of \$3,830.29 for loss of revenue and other expenses during the period from the service of Notices to Vacate to the rescinding motion by City Council. A copy of their statement is attached to this report. (It is noted that the 75% subsidy for loss of rentals including tenant relocation costs is \$10,771.74, amount paid to October 31, 1975, being the date the subsidy was terminated by the Property and Insurance Office.)

The foregoing costs to the City may be summarized as follows:-

Rental Subsidy to Date and Tenants'	
Moving Costs	\$ 10,771.74
Mandatory repairs & Maintenance	
Pursuant to City By-Laws	66,700.00
Optional repairs & maintenance	
requested by Minaki Lodge	23,000.00
Request for reimbursement by	
Minaki Lodge	3,830.29
	<u>\$104,302.03</u>

At present the City is receiving \$12,000 annual income from this property, but the lessee is not paying taxes (\$4,137.82) or contributing to major repairs and maintenance. Using an estimated 40% expense rate, the City is now receiving a net income of \$7,200 per year. The mandatory expenditure of \$66,700 by the City will create an annual deficit of \$15,033 for the City, (\$22,233 - \$7,200), under a three-year lease and an annual deficit of \$26,150 under a two-year lease.

Further, if the City expends an additional \$23,000 this deficit will be \$22,700 annually under a three-year lease, and \$37,650 annually under a two-year lease.

In view of the foregoing, it is suggested that an increased rental be paid by Loomis Holdings Ltd., based on the difference between the required expenditure of up to \$75,000 and their additional requests for the cost of non-mandatory requirements to facilitate their running of the lodge with new tenants. This amount is estimated to be \$23,000 and could be amortized over the term of lease granted by Council.

As previously mentioned, an estimated approximate cost of \$20,000.00 is required to bring this structure to Health, Lodging House and Electrical minimum by-law standards. In

Clause #1 (Cont'd)

addition, the new Fire By-law standards require an estimated expenditure of \$46,700.00 immediately for sprinkler installation etc. (The Acting Supervisor of Property & Insurance has been served notice that the City of Vancouver will face prosecution if Minaki Lodge is not brought up to fire By-law requirements within 90 days.)

Since School and Park Boards have agreed to a three-year tenure and since a large amount of mandatory repairs and maintenance are to be carried out by the City for the building to remain in operation, Council may wish to give CONSIDERATION to the following:-

- (a) granting a 3 year lease effective from January 1, 1976, (in place of a two year lease from September 23rd, 1975);
- (b) an increased rental above the \$1,000.00 per month, the increase to be contingent upon the amount of money expended on their requests for \$23,000.00 of non-mandatory deferred maintenance (carpets, blinds painting etc.) these costs to be amortized over the term approved by Council.
- (c) 1130 Nelson Street to be rented at market value, term to coincide with lodge lease;

(Directors of Minaki Lodge have asked to appear as a delegation to speak on this matter.)

Now that investigation has established that an amount of \$66,700.00 is required for minimum mandatory by-law requirements for the two year lease term already approved by Council, and it is deemed prudent that there should be an allowance for repair contingencies and unforeseen requirements when the lodge is back on a full operation basis.

The Acting Supervisor of Property and Insurance RECOMMENDS that an amount, not to exceed \$75,000.00, be established for bringing the structure up to minimum by-law requirements and maintenance over the term of the lease decided by Council.

The Comptroller of Budgets advises as follows:

- Fire By-Law requirements to be chargeable to Account Code #447/1201 and
- Other mandatory By-Law requirements to be chargeable to Congingency Reserve."

The City Manager submits (a), (b) & (c) above to Council for CONSIDERATION and RECOMMENDS approval of the recommendation of the Acting Supervisor of Property and Insurance.

Delegation Request - Mr. D. Angel & Mrs. V. Ferguson

RECOMMENDATION

2. McLaren Electric Building, 2151 Burrard Street
Lease of portion (2,160 sq ft.) of second floor

The Acting Supervisor of Property & Insurance reports as follows:

"City Council 'In Camera' on August 12, 1975, recommended:
'That the Supervisor of Property & Insurance be authorized to negotiate leases on the McLaren Electric Building to expire no later than December 31, 1981.'

Trend Kitchen Centre Ltd. occupy 2,160 square feet on the second floor of this building under a three year lease which expires November 30, 1975.

Manager's Report, November 28, 1975.....(PROPERTIES - 4)

Clause #2 (Cont'd)

Following negotiations this lessee has agreed to a new lease incorporating the following terms and conditions:

- Rent to be increased from \$400.00 per month to \$700.00 per month commencing December 1, 1975.
- Lease term to be five years from December 1, 1975 with full rental review after 2½ years.
- Lessee to have the exclusive use of four parking stalls.
- Lessee to have the right to sub-lease or assign when approved in writing by the City, such approval not to be unreasonably withheld.
- City to be responsible for payment of heat and light.
- Lessee to be responsible for internal janitorial service.

It is noted that the above rental rate represents current economic rentals for comparable space in this area.

Recommended that the above space be leased to Trend Kitchen Centre Ltd. under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Acquisition of 5370 Elgin St. for
Widening of 37th Avenue Between
Fraser and Inverness

The Supervisor of Property & Insurance reports as follows:

"On September 21, 1971, City Council dealt with the question of whether 37th Avenue was to remain at 33 feet or ultimately widened to 50 feet. City Council recommended a course of action be taken with respect to the development of a 50 foot street. The owners of the above property, which is required for the widening of 37th Avenue had an offer from a private purchaser who subsequently backed away from concluding the transaction upon finding out the City's plan for widening 37th Avenue. The owners are now offering this property for sale to the City.

These premises comprise a 1½ storey non-basement frame dwelling erected in 1945 on a lot 49.5 ' X 98' zoned R.S. 1. The dwelling contains 4 rooms and a utility room on the main floor plus one room upstairs which was added in 1962. The dwelling also contains 5 plumbing fixtures, has a patent shingle roof, stucco exterior and heat is supplied by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition. There is a double garage at the rear of the property.

Following negotiations with the representative of the owners they are prepared to sell for the sum of \$46,200.00 which was the price the private purchaser had agreed to pay, also on the understanding that the sale date be November 30, 1975, and that they retain rent-free possession to December 31, 1975. It is considered that this price is fair and equitable and represents market value in the area. It is proposed to rent these premises on a month to month basis until 37th Avenue is to be widened at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire Lot 18 Amd., Block 14, D.L.'s 668-670 known as 5370 Elgin Street for the sum of \$46,200.00 on the foregoing basis, chargeable to Code #561/2905, Land Purchase Fund."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Manager's Report, November 28, 1975,.....(PROPERTIES - 5)

4. License to Occupy of Parking Purposes to
Johnston Terminals Ltd.
Portion of Parcel I, Block 279, D.L. 526
And Lot 13, D.L. False Creek Plan 16003

The Supervisor of Property and Insurance reports as follows:

"The above property was leased to Johnston Terminals for ten years terminating on August 14, 1974, at a monthly rental of \$452.20 plus taxes as if levied.

The lease has been continued on a month to month basis pending the finalizing of plans on parking for the Heather Street Marina. These plans are now complete and the parking lot will be upgraded and landscaped in the early spring of 1976. This work will be done by the False Creek Consultant and the lot will remain under City control. The intent is to make joint use of this parking lot for both Marina patrons and Johnston Terminals Limited employees parking. The lot will provide parking for 158 cars with the marina being allocated 45 stalls for full time use and the use of 100 stalls on weekends, holidays and from 5 p.m. to 7 a.m. on weekdays. Johnston Terminals would have the use of 13 stalls full time and would have use of the 100 stalls on weekdays from 7 a.m. to 5 p.m., excepting public holidays. Working jointly with the False Creek Consultant and Johnston Terminals Limited has produced the following.

- a. Johnston Terminals Limited have agreed to a license to occupy a portion of the premises for a 3 year term commencing December 1, 1975.
- b. Only private passenger type vehicles may use this portion of the premises.
- c. Thirteen stalls to be available for the exclusive use of the licensee.
- d. One hundred stalls to be available for the exclusive use of the licensee between the hours of 7 a.m. to 5 p.m. on Monday to Friday inclusive, except for public holidays.
- e. The rent to be \$730.00 per month.
- f. The City may terminate the license on giving 6 months notice if the premises are required for civic purposes.
- g. The licensee may terminate the agreement by giving 6 months notice.

RECOMMENDED that a license to occupy be granted to Johnston Terminals Limited on the above terms and conditions with the agreement to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance.

Manager's Report, November 28, 1975.....(PROPERTIES - 6)

5. Sale of Properties

The Supervisor of Property & Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public on November 24, 1975.

RECOMMENDED That the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>
A. Lot B, Block 10, D.L. 668-670, Plan 14974 -N/S 37th Avenue, West of Windsor Street. Approximately 49 ft. X 98 Ft - RS-1		

Domenico Taddei	\$39,228	City Terms
-----------------	----------	------------

Conditions: Bulkhead agreement - property above lane level.

B. Lot 2, Block 113, Sections 28 & 29, Plan 15727 -W/S Kootenay Street, at Gravelly Street Approximately 36,957 sq. ft. - M-2		
---	--	--

Kebet Holdings Ltd.	\$181,050	City Terms
---------------------	-----------	------------

Conditions: 10 ft. X 20 ft. easement. Purchaser required to connect to sewer on 1st Avenue by use of right-of-way over Lot 1 to the South.

C. Lots 5 & 6, Block 1, N.W.¼ Section 24, Plan 367 Amd. -E/S Renfrew, Between Venables and Charles Streets. Approximately 69.6 ft. X 120 ft. - C-1		
--	--	--

Trasolini and Eng Construction Ltd.	\$110,000.	City Terms
--	------------	------------

Conditions: Development permit to be obtained within 120 days and prior to transfer of property. Finished grade not to be below street or lane level

D. 5-Acre parcel N.E. Corner 5th Avenue and Skeena Street -Permitted uses: warehousing, wholesaling and light manufacturing -Development by one principal firm; low traffic generator.		
--	--	--

Community Builders	\$1,415,700	City Terms
--------------------	-------------	------------

Conditions:

Development conditions

Development of the site must conform to the following conditions:-

- Be of high quality and in harmony with the adjacent residential area with all activity (except parking and loading) conducted completely within an enclosed building.
- Maximum height of any building shall be 40 feet.
- A minimum 45-foot landscaped setback shall be provided along Skeena Street.
- The development shall be well landscaped with particular emphasis on the area adjacent to Highway 401 and the area facing the residential development on the West side of Skeena Street.
- Truck access and the major portion of employee parking must be provided at the rear of the site.

Manager's Report, November 28, 1975. (PROPERTIES - 7)

Clause #5 (Cont'd)

Conditions of sale

The purchaser will be required to:-

- Obtain a development permit conforming to the design approval and development conditions set out herein, prior to transfer of property; such permit to be obtained within 120 days. Date of sale will be the date of issuance of the permit.
- Grant the City an option to repurchase the site in the event construction to the point of poured foundations has not been commenced within a period of 18 months from the date of Council's approval of the sale, or completed within a period of 36 months.
- Sign any and all bulkhead or easement agreements which the City may determine to be necessary."

The City Manager RECOMMENDS THAT the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 578-7

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

November 20, 1975

I

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 20, 1975, at approximately 10.00 a.m.

PRESENT: Ald. Volrich, Chairman
Mayor Phillips
Ald. Bowers, Bird, Boyce,
Harcourt, Kennedy,
Marzari, Sweeney

CLERK: G. Barden

INFORMATION

1. Briefing for Information Purposes on Financial Matters in General.

All members of Council were invited to attend a special meeting of the Standing Committee of Council on Finance and Administration at which the Director of Finance gave a briefing session on financial matters in general for information purposes. The Director of Finance expanded on material that was circulated to Members of Council to assist in understanding the overall finances of the City. The material included:

- Operating Revenues and Expenditures from 1965-74 and 1974-75
- Tax Collections from 1960-74
- Capital Expenditures and Source of Funds 1965-74
- Proposed Capital Program 1976-80
- Debt Policy and Borrowing Authority
- Level of Outstanding Debt 1960-75
- Local Improvements
- Waterworks
- Statement of Debenture Maturities
- Sinking and Related Funds
- Debt Charges Equilization Fund
- U.S. Premium Liability Reserve Fund
- Contingent Liabilities
- Non-contingent Debt Raised by Other Bodies

Members of Council were very enthusiastic about the excellent briefing session presented by the Director of Finance and requested that similar sessions be held on a regular basis, particularly following an election.

Following further discussion, it was

RESOLVED

THAT page 12 outlining Operating Revenue and Expenditures for 1965-1974 be referred back to the Director of Finance for conversion to percentages and circulation to Members of Council for their information.

The Meeting adjourned at approximately 12.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 66

SPECIAL MEETING OF THE
STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

November 20, 1975

A Special Meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, November 20, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie

ABSENT: Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Demolition Controls

Council on October 21, 1975, considered two City Manager's reports dated October 16, and October 17, 1975, regarding demolition controls, and approved the recommendations contained therein. One of the recommendations was:

"THAT the matter of provision of an adequate stock of low and medium income rental housing be referred to the Housing and Environment Committee to develop a brief to the Federal and Provincial Governments in connection with the funding of such projects, and that the Committee further consider such matters as long-term policies in various areas in the City, transfer of development rights, City objectives for low rental senior citizen and non-market family housing."

Submitted this day was a brief from Alderman Harcourt, dated November 20, 1975, entitled 'Demolition Controls'. This brief, which is on file in the City Clerk's Office, stated in part:

" Council has become increasingly more involved in the whole demolition issue. Two basic principles have evolved for Council's consideration. These are:

1. That demolition permits should be tied to development and building permits.
2. That in the Inner-city area, as a minimum, at least as many low-income dwelling units should be built as are being demolished.

1. Last Spring, I was asked to report back on demolition controls. By August, Dr. Bryson, Director of Permits and Licenses, had prepared factual information on demolition for the years 1973 to the mid part of 1975. City staff and myself considered this information plus the Social Planning study on the 1100 conversion units in the RM3-A area of Kitsilano and also the Director of Legal Services' and Director of Planning's information on Toronto's stiff anti-demolition by-law penalties.

Cont'd . . .

Special Meeting of the
Standing Committee of Council
on Housing and Environment
November 20, 1975

- 2 -

Alderman Rankin and Alderman Volrich, in the latter part of September, placed slightly different motions before Council. Each was incomplete, but together they formed the basis for a comprehensive Council approach. With that in mind, I seconded both motions to get them on the floor for debate at the September 23rd Council meeting. Many delegations were heard at that time. Staff were instructed to analyze the motions and submissions and report back within a month's time. October 21st the City Manager's report and the Director of Planning's memo were before us when we again considered Alderman Rankin's and Alderman Volrich's motions. Twenty eight delegations appeared. Council defeated Alderman Rankin's motion. Alderman Volrich withdrew his motion. Council then adopted the City Manager's report which meant accepting the first basic principle which tied demolition permits to building permits.

2. The second principle, replacement of low and modest income inner-city housing units, was referred to the Housing and Environment Committee for a report back on practical ways to carry out such a policy. The Housing and Environment Committee will start considering this question at its meeting slated for November 20. Further meetings will be held with senior governments and a report will be brought back to Council in early 1976.

Not only the question of low income housing in the inner-city will be reported on at that time, but also a detailed housing policy will be available. City officials are preparing a housing policy paper which is part of the emergent city plan Alderman Bowers' Planning and Development Committee will be bringing before Council in the Spring of 1976. Housing policies for the city will be considered, as will the rest of the city plan, in relation to the GVRD's Livable Region Plan for 1976-86.

However, the Housing and Environment Committee's immediate focus for a November 20th meeting is on the City Manager's recommendation, which was passed by Council on October 21st. That recommendation is that "the City Manager further recommends that the matter of provision of an adequate stock of low and medium income rental housing be referred to the Housing Committee to develop a brief to the Federal and Provincial Governments in connection with the funding of such projects, and that the Committee further consider such matters as long-term policies in various areas in the city, transfer of development rights, city objectives for low rental senior citizen and non-market family housing."

Staff have had further time to consider the delegation presentations of September 23rd and October 21st, Council members' statements of October 21st and the Department of Planning report dated October 16.

Cont'd . . .

Special Meeting of the
Standing Committee of Council
on Housing and Environment
November 20, 1975

- 3 -

In my opinion there are a number of ways that the second basic policy of providing an adequate number of low and modest income housing units in the inner-city can be carried out.

A. Those that are already in operation or accepted:

- 1) Bonusing, e.g. the RM3-A area in Kitsilano
- 2) Changing zoning to allow residential, e.g. the Downtown Plan and new zoning for the Downtown Eastside.
- 3) Neighbourhood preservation, e.g. Downtown Eastside and Strathcona.
- 4) Renewal of older industrial and warehouse areas, e.g. False Creek.
- 5) Government sponsored or non-profit or co-operative new housing units. This Committee receives a monthly status report on such activities.
- 6) Acquisition of existing residential units. Examples in the past are the Stanley-New Fountain, Central, Oliver and Ferry Rooms, and the Residents United to Save Housing proposals for Kitsilano. Further, the Director of Housing, Mr. Maurice Jeroff, has applied to the senior levels of government for \$4 million to be used in 1976 for acquisition of existing residential structures where necessary.

B. There are some other approaches that Council has not yet agreed to or thoroughly considered:

- 1) Require residential developers, where demolitions are involved, to provide a certain number of low income or modest income units in the development. I understand the City of Los Angeles has introduced such a measure.
- 2) Establish a quota system for each neighbourhood in the city so that demolitions of existing units are tied to acquisition construction bonusing, or some other means of building or preserving low income units.
- 3) An impost system where developers pay part, or all, of the construction costs of their units if they do not wish to build them themselves."

The Chairman expressed that demolitions were creating a social problem and emphasized the importance of City involvement in control of demolitions. The City should try to establish a policy which fits into the liveable region plan. During discussion of the above brief the following points were noted:

- The City should emphasize its involvement in 'housing' and should not deal with low-income housing in isolation.
- It was expressed that stopping demolitions could be a deterrent to developers building rental housing.
- The City should establish a policy of building low-cost rental housing.

Special Meeting of the
Standing Committee of Council
on Housing and Environment
November 20, 1975

- 4 -

- The private developers should be given incentives to construct rental housing i.e. 'bonusing' in Kitsilano in RM-3A areas.
- The Chairman advised that DAON will be building 500 rental units at Pacific and Burrard and various other developers will be building another 500 rental units in the City of Vancouver.
- Over the past two years approximately 65% of new housing units have been non-market.
- Co-operative housing projects should be equally distributed in all parts of the City.

Mr. Dan Janczewski of the Planning Department submitted a brief outlining for the Committee a number of ways that demolition controls could be of assistance. This brief is on file in the City Clerk's Office. Listed below are some points from this brief:

- When a multiple housing project is to be in an area, adequate schools, parks, and other facilities must be readily available.
- The points noted in Alderman Harcourt's brief should be related to a housing policy for the City which conforms to the City plan and a liveable region plan.
- The Planning Department should look at all areas of the City and advise on:
 - a. those areas where there should be no change;
 - b. those areas where change is desirable and exactly what kind;
 - c. those areas where we want radical change.

In answer to a question from Mr. J. Cotgrave of the Property and Insurance Department the Chairman advised that approximately 100 to 150 housing units are being lost per year in the Kitsilano area, and that approximately 60% of these house low-income people.

RECOMMENDED,

- A. THAT Council adopt the principle that as a minimum, as many low income housing units will be built as are being demolished.
- B. THAT the following strategies be reconfirmed:
 - i) Bonusing, e.g. the RM-3A area in Kitsilano
 - ii) Changing zoning to allow residential, e.g. the Downtown Plan and new zoning for the Downtown Eastside.
 - iii) Neighbourhood preservation, e.g. Downtown Eastside and Strathcona.
 - iv) Renewal of older industrial and warehouse areas, e.g. False Creek.
 - v) Government sponsored or non-profit or co-operative new housing units.
 - vi) Acquisition of existing residential units.

Special Meeting of the
Standing Committee of Council
on Housing and Environment
November 20, 1975

- 5 -

C. THAT further consideration be given to the following approaches:

- i) that residential developers be required to provide as many low income units as are being demolished.
- ii) that every residential housing project provide a certain number of low or modest income housing units.
- iii) that a quota system be established for inner-city neighbourhoods.
- iv) that the question of developer imposts be approved.

D. THAT staff report back on such policies and, further, that the Chairman of the Housing and Environment Committee hold discussions with the Federal and Provincial Government housing officials about the above points with report back to the Housing and Environment Committee.

E. THAT these points be related to a housing policy for the City which conforms to the City plan and a liveable region plan.

INFORMATION:

2. Low-Cost Spay and Neuter Clinic

Alderman Boyce noted that Council on November 18, 1975, approved a grant of up to \$45,000 to the B.C.S.P.C.A. for construction of a low-cost spay and neuter clinic. She requested that Mr. J. Holmes, Secretary-Manager of the B.C.S.P.C.A. be present at a future Housing and Environment Committee meeting to provide further information related to the total financing of this facility.

The meeting adjourned at approximately 2:54 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 583

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

November 20, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on Thursday, November 20, 1975 at approximately 1.30 p.m.

PRESENT: Alderman Volrich, Chairman
Aldermen Bowers, Kennedy
Marzari, and Sweeney

ALSO PRESENT: Alderman Boyce (for Clause
1 only)

CLERK: G. Barden

INFORMATION1. Establishment of Branch Library - West Point Grey.

The West Point Grey Community Association distributed a brief dated November 3, 1975 supporting a letter of October 24, 1975 in which the Vancouver Public Library advised they agreed in principle to the Association's request that a Branch Library service be established in the area of 10th Avenue and Sasamat Street.

Ms. Dorothy Gillis, president of the West Point Grey Community Association advised that they had conducted a survey of every household in both West Point Grey and the University Endowment Lands. The survey response indicated that 90% felt that a branch library is needed in the vicinity of the 10th and Sasamat Street, and 90% would use the branch library if one were available. West Point Grey is the only area that did not receive funds for a branch library as agreed to by the voters in the 1971-75 Five Year Plan.

It was noted that West Point Grey Library was included in original submissions for the 1976-80 Five Year Plan on a leased premises basis, with the request being \$150,000 for books and equipment. The request was deleted in the review process.

Mr. Peter Kitchen, Chairman, Vancouver Public Library Board advised that the University Endowment Lands are not included in the Greater Vancouver Library Federation and residents had requested that they be given access to any branch library established in the West Point Grey area.

In the ensuing discussion, the Committee felt the Association should first approach the Provincial Government and the Federation for capital and operating funds to establish a library in West Point Grey since it would also serve the University Endowment Lands.

Following further discussion it was,

RECOMMENDED

THAT the submission be received, it being understood that the Association will apply directly to the Provincial Government and the Federation for capital and operating funds to establish a branch library in West Point Grey.

Cont'd.

RECOMMENDATION

2. Civic Cultural Grants - 1976.

The Committee had for consideration a Manager's Report dated November 4, 1975 (copy circulated) in which the Director of Social Planning recommended adoption of 12 guidelines in connection with Civic Cultural Grant applications as follows:

- "1. Cultural Grants are given only to Non-Profit Societies which, in the judgment of City Council, make a unique arts contribution to, or are of special significance to the City.
2. Cultural Grants are given to defray a portion of operating expenses for established cultural facilities or to help cultural organizations produce specific programs on a planned basis.
3. In order to apply for a cultural grant, an organization must be prepared to supply valid financial information. What the grant is for, and the period during which the grant is to be used, must be specified.
4. Except in exceptional circumstances, cultural grants will not be made available to cover past deficits in operating budgets or for capital improvements.
5. Conversely, organizations will not be penalized for surpluses in the given year, providing that such surpluses are placed in reserve to defray costs for capital improvements or to cover future deficits.
6. So long as a major Special Event grant is given on an annual basis to the B.C. Folk Arts Society for the purposes of Folkfest and other folk art activities, no Cultural Grants should be recommended for ethnic performing groups.
7. Applications for amateur and semi-professional organizations should be referred to the Community Arts Council for adjudication, within the framework of civic guidelines and budget constraints. Their recommendations will be reviewed by the Social Planning Department's advisory group and included in the cultural grants recommendations report to the Standing Committee on Finance and Administration.
8. Festival activities (neighbourhood and city-wide), civic celebrations and special projects will not be considered for cultural grants. Instead, applications for funds for such activities shall be referred to the Social Planning Department to be reviewed within the framework of a predetermined "Special Events" budget and be co-ordinated with the Engineering and Police Departments.
9. Cultural Grants will be dealt with on a once a year basis.
10. Special Events will be dealt with on a semi-annual basis. The budget for Special Events should include some discretionary funds for the purpose of initiating, planning and co-ordinating City-sponsored Special Events.
11. a) In 1976, the total of cultural grant recommendations may not exceed an increase of 10% over the 1975 total (or approximately \$275,000, not including the Centennial Museum and the Vancouver Art Gallery).

Clause No. 2 Continued.

b) In 1976, except for established and unique cultural facilities, such as the Artists' Gallery and Western Front, first time grant requests will necessarily fall into a low priority category.

c) Funding for professional organizations of superior artistic merit, whose civic grant in 1975 was less than \$2,000, may receive grants of up to \$2,000, regardless of the percentage increase over 1975. The intent here is to adjust for inequities which may have occurred in the past.

d) In 1976, for all other applicants, no grant may exceed an 8% increase over the 1975 level. Some grants may remain at the 1975 level and some may be reduced or phased out.

e) The projected Special Events budget should be a minimum of \$60,000, and include a \$10,000 discretionary fund.

f) The Centennial Museum and the Vancouver Art Gallery will be dealt with separately by the Standing Committee on Finance and Administration on a previously established basis.

12. All organizations which received Grants from the City in 1975 are to be contacted immediately and given the opportunity to obtain applications, together with copies of these guidelines, from the Social Planning Department. Applications are to be returned to the Social Planning Department by the second week in December. Recommendations on Cultural Grants and Special Events shall be brought to the Standing Committee on Finance and Administration on January 8th, 1976 and to full Council on January 27th, 1976."

The Director of Social Planning reported that the guidelines were drawn up in response to requests from cultural organizations for a more open adjudication process. Also the guidelines should help effect more economical administration procedures and whilst holding the line against inflation, help protect organizations which are currently dependent on cultural grants for their continued operation.

The City Manager stressed that he could not endorse or support any guidelines for discretionary funds.

Following discussion, the Committee dealt with the twelve guidelines as follows:

RECOMMENDED

- A. THAT guidelines 1, 2, 4, 6, 8, 11(b), 11 (c), 11 (d) and 11 (f) be approved as outlined above.
- B. THAT guidelines 3, 7, 9, and 12 be approved amended as follows:
 - 3. In order to apply for a cultural grant, an organization must be prepared to supply valid financial information. What the grant is for, and the period for which the grant is requested must be specified.

Cont'd.

Clause No. 2 Continued.

7. Applications for amateur and semi-professional organizations should be referred to the Community Arts Council for consideration and advice within the framework of civic guidelines and budget constraints. Their recommendations will be reviewed by the Social Planning Department's advisory group and included in the cultural grants recommendations report to the Standing Committee on Finance and Administration.
9. Cultural Grants will be dealt with at budget time on a once a year basis.
12. All organizations which received Grants from the City in 1975 are to be contacted immediately and given the opportunity to obtain applications, together with copies of these guidelines, from the Social Planning Department.
- C. THAT guideline # 5 be deleted.
- D. THAT guidelines 10, 11 (a), and 11 (e) be deferred for further consideration and discussion with the Director of Social Planning.

3. Anti-Inflation Program for Greater Vancouver.

The Chairman in a memorandum dated November 3, 1975 proposed an Anti-Inflation program for Vancouver as follows:

"This year has seen us come to a crisis in our economy which has necessitated the recent drastic actions of restraint taken by the Federal and Provincial Governments.

To a large extent I believe that the crisis has been of their own making, in terms of the excessive spending programs of both governments in recent years, and their complete failure to implement policies that could control the situation.

However, in the light of the restraints now imposed by the senior governments, I suggest that we, on the City level, now take similar action to assert our own determination to hold the line in certain areas of our own responsibility. Some of the actions which I recommend will not be popular, but neither are many of the actions taken by the senior governments. I hope, however, that all affected persons, departments and agencies will accept these restraints with understanding as to their necessity. We ask their full cooperation. I would also hope that other cities and municipalities in B.C., and across Canada, will take similar actions, so that all three levels of government can join together in a concerted and coordinated effort to bring a measure of control to the inflationary pressures in our economy.

With these considerations in mind, therefore, I RECOMMEND the following:

- 1) That, as a general policy, no increases in staff be permitted during the coming year, effective immediately.

The following policies will also apply:

- a) Exceptions to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;

Cont'd.

Report to Council
Standing Committee of Council
on Finance & Administration
November 20, 1975

Clause No. 3 Continued.

- b) Present temporary positions should be phased out as soon as possible;
 - c) The number of seasonal or temporary employees hired by any department or body shall not exceed the number hired in 1975.
- 2) That no increases in pay be given members of Council in 1976, including the Mayor.
 - 3) That it be made clear at this time, as a matter of policy, that all labour contracts not yet entered into for the year 1976 are to be considered as falling within the Federal guidelines. This will include Police and Fire Department contracts.
 - 4) That it be established as a matter of policy at this time that no increases will be approved in cultural grants in 1976. This applies both to the total of cultural grants over the 1975 level and to individual grants. A few exceptions may be considered where the grant is related to the amount of rental paid to the Theatre or Playhouse, where such rentals have increased over the 1975 level.
 - 5) That the City not consider any applications whatever for grants from agencies in the field of providing social services, since this is considered by the Provincial Government as being its area of responsibility. All such applications should be referred to the Department of Human Resources. This is essentially in line with the offer of the Minister to fully assume this responsibility.
 - 6) That all departments and other civic bodies be requested to immediately implement ways and means by which the productivity of personnel can be further improved. A specific report is requested in each appropriate case within two months' time. In many situations this will depend on the extent of the extra duties that City Council imposes on our staff. The Council, therefore, can assist in the matter by following some restraint in the number of reports or unnecessary exercises it requests of our staff people.
 - 7) That all departments and civic bodies be requested to immediately implement ways and means by which the purchase of new equipment and materials can be reduced or deferred.
 - 8) That all departments and other civic bodies be requested to report within one months time on all programs within their jurisdiction which can be deferred without impairment to the basic level of services provided in 1975.
 - 9) That the City Manager report back to the Committee as to the extent by which the City's financial involvement in the support of the Museum may be reduced."

Cont'd.

Report to Council
Standing Committee of Council
on Finance and Administration
November 20, 1975.

Clause No. 3 Continued.

The City Manager and the Director of Finance supported the proposed program and felt it would be effective in holding the line and fighting inflation at the civic level.

Following discussion it was,

RECOMMENDED

- A. THAT recommendations 3 and 9 be approved;
- B. THAT recommendations 1, 2, 4, 6, 7, and 8 be approved, amended as follows:

- (1) That, as a general policy, no increases in staff be permitted for the fiscal year 1976, effective immediately.

The following policies will also apply:

- a) Exceptions to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;
 - b) Present temporary positions should be phased out as soon as possible;
 - c) The number of seasonal or temporary positions filled by any department or body shall not exceed the number of positions filled in 1975.
- (2) That no increases in pay beyond the Federal guidelines be given members of Council in 1976, including the Mayor.
 - (4) That it be established as a matter of policy at this time that no increases will be approved in cultural grants in 1976. This applies to the total of cultural grants, excluding the Museum and Art Gallery, over the 1975 level. A few exceptions may be considered where the grant is related to the amount of rental paid to the Theatre or Playhouse, where such rentals have increased over the 1975 level.
 - (6) That all departments and other civic bodies be requested to immediately implement ways and means by which the productivity of departments can be further improved. A specific report is requested in each appropriate case within two months' time. In many situations this will depend on the extent of the extra duties that City Council imposes on our staff. The Council, therefore, can assist in the matter by following some restraint in the number of reports or unnecessary exercises it requests of our staff people.
 - (7) That all departments and civic bodies be requested to immediately implement ways and means by which the purchase of new equipment and materials can be reduced or deferred without impairment to efficient operation.

Cont'd.

Clause No. 3 Continued.

(8) That all departments and other civic bodies be requested to report within one month's time on all programs within their jurisdiction which can be deferred without impairment to the basic level of services provided.

C. THAT recommendation 5 be deferred for report from the Director of Social Planning.

D. THAT all departments and civic boards be advised that in preparation of their 1976 estimates, the reductions intended by recommendations 7 and 8 be taken into account.

4. Council Package.

Committee members discussed the heavy Council package that is put before Council each week and the time spent on trivial matters that could be handled by staff.

The question of more authority being given to the City Manager to handle minor reports such as rental reviews, illegal suits, etc. was brought up. It was felt that the length and number of reports could be reduced. The City Manager agreed to review these matters.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 586 70

DISTRIBUTED MONDAY

REPORT TO COUNCIL

November 27, 1975

CLIENT'S COMMITTEE RE SPACE REQUIREMENTS OF VANCOUVER POLICE DEPARTMENT

IV

A meeting of the Client's Committee re Space Requirements of Vancouver Police Department was held in the No. 1 Committee Room, third floor, City Hall on Thursday, November 27, 1975 at approximately 10:00 a.m.

PRESENT: Alderman Bowers, Chairman
Alderman Rankin
Mr. L. E. Ryan, City Manager
Mr. D. Forss, Deputy Director
of Finance
Mr. A. Langley, Assistant Director
of Construction & Maintenance Division
Deputy Chief Constable T. Dixon
Mr. J. H. Cohen, Vancouver Police
Board
Supt. T. Herdman, Vancouver Police Dept.
Mr. J. Johnson, Vancouver Police Dept.
Mr. R. Stewart, Vancouver Police Dept.
Mr. J. Bisset, Vancouver Police Dept.
Mr. F. Harrison, Architect
Mr. C. E. Carlson, Architect
Mr. P. Skrimshire, Construction &
Maintenance Division

COMMITTEE
CLERK: H. Dickson

RECOMMENDATION

The Committee had before it for consideration budget estimates and preliminary drawings (circulated) from Architects Harrison/Kiss and the Construction and Maintenance Division of the City for the renovations to the Oakridge Police Sub-Station, renovations to the Public Safety Building at 312 Main Street, construction of an annex building for 312 Main Street, and budget figures for the Communications Centre now nearing completion within 312 Main Street.

The Committee considered each project separately as follows:

1. Renovations to Oakridge Sub-Station

The Architects explained they had begun plans which would be within the previous budget estimate of \$250,000 but later learned the requirements of the Police for space had increased somewhat, hence the additional cost of \$42,000. The total estimated cost of \$292,000 does not include any additional furniture which may be required.

There was some discussion on the use of space at Oakridge by Community Resource Board social services personnel and whether they could not be housed in Resources Board offices.

The Police replied, however, this service is required on a 24-hour basis. The space planned for will accommodate an increase in Police manpower which has already been approved by Council and will become active in 1976.

Following discussion it was

Cont'd . . .

Client's Committee re Space Requirements 2
of Vancouver Police Department

Clause #1 continued:

RECOMMENDED

THAT Council approve a maximum expenditure of \$292,000 for the expansion to the Oakridge Police Sub-Station.

2. Renovations to the Existing Public Safety Building, 312 Main Street

It was noted the latest costs remain within the previous estimated costs the Architects were instructed to keep within. However, the renovations to this building are planned on the basis that the proposed annex will also be built.

The Architects explained the plans have been approved in principle by the User's Committee save for some minor internal re-arrangement of offices.

The Architects further explained that a complete wall-to-wall gutting of the building has been scaled down somewhat in that major fixtures such as washrooms, stairwells, etc. will not be relocated. The amount of renovations in the basement has also been cut back.

The Architects stated they are confident the renovations can be done for the estimated \$3,992,000 cost.

A representative of the Police Department stated he had been under the impression the annex would be built first rather than the two projects being undertaken concurrently.

This raised the question of temporary relocation of Police staff during the renovations and the possible additional cost of such temporary accommodation.

The Committee had originally thought it could use the old Firehall located at Cordova and Gore Streets, which was recently leased by the City to a theatre group, as temporary Police accommodation.

It was stated that the Theatre group has not yet obtained its grant from the Federal Government and therefore a possibility exists that the old Firehall could again become available. It was agreed this matter should be investigated.

It was felt the User's Committee should report back to the Client's Committee on any need for temporary accommodation outside 312 Main Street during the renovations and the costs of such accommodation as well as the costs of any additional furniture which may be required for the enlarged Police station.

Discussion then centered on the possibility of extending the terms of reference of Turnbull and Gale, contractors for the Communications Centre, to include contract management of the entire project of renovations and construction of the annex or whether the management contract should be determined by tender.

However, it was pointed out the services of the contractor will be required in the preparation of the working drawings for the renovations.

Cont'd . . .

Client's Committee re Space Requirements 3
of Vancouver Police Department

Clause #2 continued:

Following discussion it was

RESOLVED

THAT the User's Committee report to the Client's Committee on any need for temporary accommodation outside 312 Main Street during the renovations and the cost of such accommodation and the costs of any additional furniture required.

It was

RECOMMENDED

- (a) THAT Council approve renovations to the Police Station at 312 Main Street at a cost of \$3,992,000;
- (b) THAT the terms of reference of Turnbull and Gale, contractors for the Communications Centre at the Police Station, be expanded on a fee basis to include assistance in the preparation of working drawings for renovations to the entire building at 312 Main Street;
- (c) THAT the Architects Harrison/Kiss and the Construction and Maintenance Division of the City investigate a management contract for the renovations and construction of the annex and report back on whether such a contract should be put to public tender for competitive bidding;
- (d) THAT Council request a status report on the recently negotiated lease of the City Firehall at Cordova and Gore Streets to the Actor's Workshop to determine whether the building might still be available for temporary Police accommodation during renovations to the Police Station.

3. Annex Building at 312 Main Street

The Architects advised the Committee plans for the annex have been accepted by the User's Committee but there will be some reshuffling of internal office space to meet Police requirements.

In response to a question from the Chairman, the Architects stated it would not be possible to leave off the top floor as this would not provide enough space to accommodate the Department. A small section of the fourth floor of approximately 1,100 sq. ft. could be omitted.

It was noted that skywalks are proposed for both the third and fourth floors and that if one were omitted, a saving of approximately \$20,000 might be realized. (This is a major portion of the increased estimate of \$43,000).

Following discussion it was

RECOMMENDED

THAT Council approve the construction of the annex building for the Police Station at 312 Main Street but that the Architects, in consultation with the User's Committee, find means to keep the total cost to a maximum of \$3,127,000.

Cont'd . . .

Client's Committee re Space Requirements 4
of Vancouver Police Department

4. Communications Centre

The Architects advised the increase of \$41,000 over the previous estimated total cost for this project, which is now nearing completion, is due mainly to the installation of a large new generator to serve the entire complex.

Following discussion it was

RECOMMENDED

THAT Council approve the expenditure of an additional \$41,000 for the Communications Centre bringing the total cost to \$466,000.

FURTHER THAT the Director of Finance report to Council on the source of funding for all projects to meet Police Department space requirements and the source of funding for a management contractor's fee.

CONSIDERATION

5. Exterior Facade of 312 Main Street

The Committee's attention was drawn to a letter dated October 31, 1975 (circulated) from Architects Harrison/Kiss which suggested a new exterior for the Public Safety Building.

This work would cost an estimated \$150,000 and the result is illustrated on the sketches attached to the October 31, 1975 letter.

Following discussion it was

RESOLVED

THAT the proposal of Harrison/Kiss, Architects, for external treatment of the Public Safety Building be received and forwarded to Council for consideration.

The meeting adjourned at approximately 11:45 a.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 571-4